



Panorama Estates Neighborhood Newsletter

A Publication of the Panorama Estates Association

Volume 24 Issue 1

January 2022

PRESIDENT'S MESSAGE FOR JANUARY

by Ellen Paige

Happy New Year, and thank you for the opportunity to serve as PEA President this year!

My thoughts now turn to the year ahead, and creative new directions for our Panorama Estates Association.

Late in 2021, PEA installed new accounting and billing software (Quickbooks), and our new Treasurer, Amber Yingling, is updating our bookkeeping and banking (thank you, Amber!!). However, with new upgrades come some new costs.

Our PEA Bylaws (Section 4.11) require the President to formulate a budget at the end of October, based upon past expenditures. My calculations show that, in order to pay our basic expenses (including the new software), each of our 95 Lots would need to contribute \$40 per year. Obviously, our current dues rate of \$20 per year is not sufficient.

Now, here's how I suggest we reach that goal: simply bring our practices into line with our existing Bylaws*.

Our Bylaws state that annual dues be charged per lot owned (regardless if lots have been combined for convenience of tax billing), and that outstanding dues must be paid within 10 days after receipt of a billing statement (section 4.11). Late dues are subject to a 12% per year late charge (section 6.01). In addition, the dues may be increased by 25% per year without amending the Bylaws (section 4.11).

By following these existing Bylaws, PEA annual dues will increase gradually by a small amount of just 25% per year, allowing us to pay our bills without depleting the treasury---and to continue forward on a sound financial foundation into the future. So, if you notice changes in dues when you receive your bill in January, please remember that PEA will benefit from the upgraded software and modernized systems for years to come. The Board and I thank you for your support, and for contributing to the health of our Panorama Estates neighborhood. It's still the best deal in Tucson!

*To see our PEA Bylaws, go to neighborhoodlink.com and enter our 85745 zip code, then click on Panorama Estates Neighbors. Click on the tab "pages and links" to find our PEA documents.

THANK YOU, MARY JO!

Warmest thanks go out to Mary Jo Ghory, who served as President of Panorama Estates Association for the past 13 years. Mary Jo stepped down this past October, completing a long stretch of calm, steady and rational guidance for PEA. Over the years, the Association has benefitted greatly from her steady hand and vast experience serving on Boards, as well as her skill at keeping Panorama Estates in touch with the larger Tucson community. Thank you, Mary Jo!

PEA ANNUAL MEETING (VIA ZOOM) OCTOBER 9, 2021

Panorama Estates Association neighbors meet on Zoom for our annual meeting October 9th, 2021 from 3 to 5pm. President Mary Jo Ghory called the meeting to order at 3:05pm. A quorum was determined. Attending were (in alphabetical order): Barbara Anderson, Candace Charvoz, Larry Chavez, Fred Elling, Mary Lou Foley, Mary Jo Ghory, Nathan Hall, Jill Hofer, Duncan Hudson, John Hutchison, Molly Kent, Ellen Paige, Floy Parkhill, Mike Schneider, Jane and Guy Shovlin, Robin West and Amber Yingling.

Special guests included Ward 1 Councilmember Lane Santa Cruz, who detailed how Ward 1 handled the pandemic, and reviewed a 2 and 4-year spending framework, including Parks improvements. Lara Hamway, Director of Tucson Parks and Recreation, discussed improvements and spending priorities for Sentinel Peak Park, recent buffleggrass treatments and structural stabilization of the "A". Erin Peters of Tucson Police Department presented crime statistics for our neighborhood.

PEA Officer reports began with President Mary Jo Ghory announcing she is stepping down as President after 13 years. Thanks were expressed to Mary Jo from many neighbors present. Treasurer Ellen Paige noted that PEA has established a new community checking account, and presented the Treasurer's report (see website for that report). Plans review committee chair, Larry Chavez, reviewed several new properties being built or planned for Panorama Estates; none have posed any conflicts with our CC&Rs.

New Board members were elected. These include: Nathan Hall, Jill Hofer Ellen Paige, Amit Pande and Amber Yingling.

Neighbors discussed Sentinel Peak Park, including the new Park hours, the recent buffleggrass eradication effort using a grant and labor from the Arizona Native Plant Society, and the stabilization of the rock structure of the "A"

A proposal was discussed to make Panorama Circle a gated road, in order to ease parking and Park overflow. It was noted to be unfeasible because neighbors would have to vote unanimously to purchase and maintain the road, an extremely expensive proposition. The meeting adjourned at 4:44pm.

PEA IS ONLINE

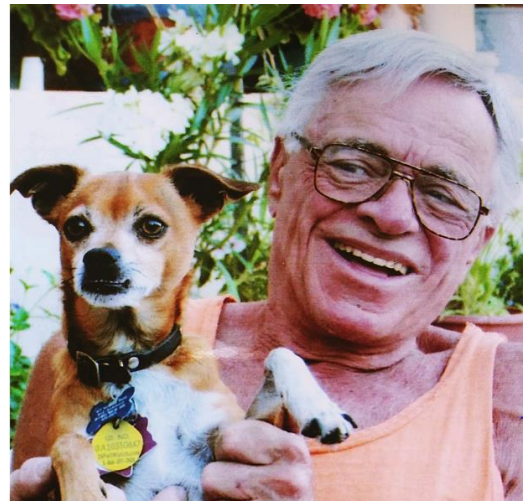
Your PEA Board has been working to upgrade Panorama Estates business practices and bring them into the digital age.

Treasurer Amber Yingling has integrated the PEA Treasury into Quickbooks, and is importing records on PEA property owners and dues payments. She will make online payment of PEA dues available soon, and dues invoices will become automated. She has also streamlined PEA's online banking.

Vice President Nathan Hall and President Ellen Paige are applying for a Google grant to upgrade our PEA Gmail communications and digitalize our record storage. Stay tuned for updates on these changes as they are implemented.

IN MEMORIAM: HAL BARDACH (12/24/1936- 9/13/2021)

Longtime Panorama Estates neighbor, Hal Bardach, of 121 S. Bella Vista Drive, passed away at home on September 13, 2021 at the age of 84. A gifted educator and artist, Hal taught the children of military personnel on the US Base in Berlin, Germany for 30 years before retiring to Panorama Estates around 1990. Hal loved Panorama Estates, visiting friends here in the 1960s, then commissioning his retirement home. Hal served on our Board and volunteered as City of Tucson liaison to the Committee monitoring overflights from DMAFB. He also volunteered at Tucson Museum of Art where he donated many of his own paintings. Many thanks to neighbors Ernie de la Vara and Larry Jensen for contributing to this article; Ernie and Hal were friends since the 1960s! Photo: Hal and his beloved dog, Bodo (both passed in 2021) Photo by Larry Jensen



Panorama Estates Newsletter

Panorama Estates
PO Box 85412
Tucson, AZ 85754

WELCOME NEW NEIGHBORS

PEA would like to welcome new neighbors Ashlyn and Michael Thille who purchased 1356 S. Clausen Circle. A warm welcome also to Blair Douglas and Michael Murphy, the new owners of 142 S. Panorama Circle.

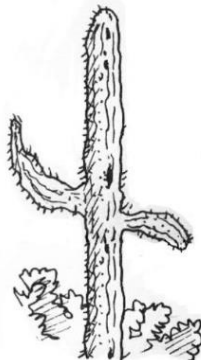
UPCOMING BRUSH AND BULKY PICK UPS

2022 pick-ups for our area will take place the weeks of March 14th 2022 and September 12th 2022.

WELCOME OUR 2021 PEA BOARD MEMBERS

Ellen Paige, President
Nathan Hall, Vice President
Amit Pande, Secretary
Amber Yingling, Treasurer
Jill Hofer, Member-at-Large
panoramaestatesneighborhood@gmail.com

Address: PO Box 85412, Tucson AZ 85754



PLANNING TO BUILD IN PANORAMA ESTATES?

Please contact the Panorama Estates Association Board for review well BEFORE you begin grading or construction. Cooperation of builders is crucial in this process, and greatly appreciated!

Larry Chavez, Plans Review Liaison
panoramaestatesneighborhood@gmail.com

OUR AREA IS THE SETTING FOR FILMING OF NEW HBO SERIES "DUSTER"

Tucson's west side is soon to be in the national spotlight! Filming for a new HBO series, "Duster" took place in the fall of 2021. The film crew closed traffic October 10th in Menlo Park and Santiago Hills, west of Silverbell between Speedway and Anklam. The series, directed by JJ Abrams (creator of "Lost") and starring Josh Holloway, filmed over 100 days, and brought 450 movie employees and crew to Tucson. To entice the production to Tucson, Rio Nuevo pledged \$1 million to an overall incentive package totaling around \$10 million. The film producers plan to spend around \$53 million locally in Tucson during the production including hiring locals as extras, purchasing services, food, lodging and more.

PEA WEBSITE

Did you know that PEA has a website on Neighborhood Link containing our CC&Rs, Bylaws, FAQs, neighborhood map and list of owners by lot, minutes of previous meetings, previous editions of the PEA Newsletter, a detailed history of our neighborhood and much more? To find the PEA website, follow these steps:

- search for neighborhoodlink.com.
- find Panorama Estates by entering our zip code 85745 and hit red "search" button
- click on Panorama Estates Neighbors
- next, click "Pages and Links" tab for a list of available documents, meeting minutes, past newsletters and more

UPDATES ON SENTINEL PEAK PARK

NEW HOURS:

At our Annual Meeting in October 2021, Laura Hamwey, Director of City of Tucson Department of Parks and Recreation, announced new hours at Sentinel Peak Park. The Park is now open to motorized vehicles Friday, Saturday and Sunday from 11:00am to sunset. On Tuesday, Wednesday, Thursday the park is open to motorized vehicles from 2:00pm to sunset. The park is closed to motorized vehicles on Monday. The Park is open every day to pedestrians and all non-motorized modes of transportation from sunrise to sunset.

UPGRADES AND UPDATES:

In addition to researching and tallying resident input to determine the new hours for access to A-Mountain, the City of Tucson Parks and Recreation Department has been busy. Neighbors may have noticed the park closure days when, for the health and safety of all, the park was closed to walkers and motorized vehicles alike. The department took advantage of the closure days to reinforce and stabilize the rock and concrete structure of the beloved "A" atop the mountain. Workers also sprayed much of the invasive buffelgrass in the park. When buffelgrass dies back, native trees, plants and saguaros can again access limited water from scarce rains. Additionally, the hazard of fire sweeping across the fields of buffelgrass on the mountain will be greatly reduced.

FOR MORE INFORMATION:

To learn more or ask questions, call Tucson Parks and Recreation at 520-791-4873 extension 5. For online updates and information, visit the website at www.tucsonaz.gov any time.

BUFFELGRASS EFFORT CONTINUES

As experts battle the buffelgrass on the rocky slopes of A-Mountain, PEA board and neighbors are doing their part. A record-breaking monsoon caused an alarming spread. If you have buffelgrass on your lot, please eradicate via chemical spray or pulling. The spread of this invasive species is devastating to native vegetation and we all play a role in eradication. If you've removed buffelgrass or donated to PEA towards the cause, THANK YOU and keep up the good work!